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# **MEMORANDUM**

**To:** Land Use Committee

From: Bob Dean, Deputy Executive Director for Local Planning

**Date:** May 11, 2011

**Re:** Model Plans, Ordinances, and Codes

GO TO 2040 recommends that CMAP produce model ordinances and codes on planning topics that are relevant to local governments. The plan also recommends that after model planning documents are prepared, CMAP should identify several local governments that are particularly interested in the issue and work directly with them to implement the models locally.

As an example of this process, a model water conservation ordinance was developed during 2009 as part of the *Water 2050* plan. Currently, CMAP is working (or about to begin work) in four communities participating in the Local Technical Assistance (LTA) program—Lake Zurich, Evanston, Oak Park, and Orland Park—on projects that involve use of the model water conservation ordinance. We hope that this approach can be duplicated for other topics as well.

Based on discussions at past committee meetings, the preparation of model plans, ordinances, and codes is judged to be a high priority for CMAP to take on in support the implementation of GO TO 2040. Therefore, a significant work plan item has been included in the upcoming fiscal year (FY 2012, July 2011 to June 2012) to prepare model plans, ordinances, and codes. Based on review of responses to our municipal survey, requests for assistance through the LTA program, and other input, potential topics include:

#### Parking

Several communities requested assistance through the LTA program in analyzing parking issues in their downtown areas. All were asked to defer their requests for a year while CMAP prepared a model parking approach that could then be tested in these communities. Parking, including parking pricing, is specifically mentioned as an important issue in GO TO 2040's section on transportation finance.

#### • Form-based or performance-based codes

Form-based codes are also specifically mentioned in GO TO 2040 as an innovative type of land use regulation that should be further explored in the region. The municipal survey also identified form-based and performance-based codes as the top planning

issues where municipalities would value further assistance.

## Local food

A section of GO TO 2040 is devoted to local food, but most of the recommended implementation activities are directed to other organizations beyond CMAP. The major local food implementation activity that CMAP intends to take on involves working with local governments to integrate local food into local plans and ordinances. CMAP has also committed to prepare model comprehensive plan language related to local food through the Communities Putting Prevention to Work program (sponsored by the Cook County Department of Health), and will also be including local food as an element in Blue Island's comprehensive plan, one of the immediate LTA projects.

#### • Arts and culture

GO TO 2040 does not have a separate chapter on arts and culture, but did identify it as an important element of the region's quality of life and economy. Interest in this issue was also expressed in some applications to the LTA program. The model approach to arts and culture would likely provide local governments with a process by which they could create a local arts and culture plan, including steps such as assessing current assets, identifying barriers possibly created by planning regulations, and making recommendations for policies and programs.

### • Sustainability plans

A number of communities across the region have developed sustainability plans, but these vary greatly in approach and topics covered. Common elements include energy, water, climate change, the natural environment, and others, but there are a variety of other topics that are also sometimes included. This model plan would create a template for the contents and approach to a sustainability plan, providing interested communities with a clearer idea of the resources and data required. A sustainability plan is already underway for the Village of Park Forest through the LTA program, and is meant to provide a template for future plans of this type.

## • Climate change adaptation

GO TO 2040 approaches climate change largely through a focus on mitigation (reducing greenhouse gas emissions) with less focus on adaptation (adapting to the impacts of climate change). This project would likely develop methods to consider climate change impacts during planning and infrastructure investment decisions, along with model approaches to include climate change adaptation within planning processes. This project was also spurred by a request for assistance submitted through the LTA program.

Not all of the above model planning approaches will be able to be completed during FY 2012, but some progress should be made. Some of these can be prepared largely by CMAP staff, while others will require participation from partner organizations with more expertise in these issues. CMAP's working committees will be kept involved as topics become more firm, and specific schedules are developed.

ACTION REQUESTED: Discussion.